### LOUDOUN COUNTY PLANNING COMMISSION

## **SUMMARY AGENDA**

#### WEDNESDAY, MARCH 28, 2012

Citizens are encouraged to call the Department of Planning on the day of the public hearing or meeting to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at <a href="https://www.loudoun.gov/pc">www.loudoun.gov/pc</a>

6:00 PM PUBLIC HEARING LOCATION: BOARD ROOM

1<sup>ST</sup> Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, MARCH 28, 2012**, at **6:00 p.m.** to consider the following:

# REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW AIRMONT AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Airmont Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Harry Byrd Highway (Route 7) and East Loudoun Street (Route 7), west of Silcott Springs Road (Route 690), east of Yellow Schoolhouse Road (Route 831), and north of Snickersville Turnpike (Route 734), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Airmont Agricultural and Forestal District, were notified by certified mail of the District review.

#### **Parcel Listings**

PIN#	Tax Map Number	Acres	PIN#	Tax Map Number	Acres
525-25-4868	/44//17////7/	38.78	586-29-8968	/43/A/1////7/	5.74
525-45-7516	/44//17////5/	24.67	586-36-7794	/43///6////7/	14.79
556-10-6861	/44//17////2/	33.71	586-37-3283	/43///6////6/	10.45
556-20-7657	/44//17////1/	24.45	586-37-6853	/43///6////5/	11.11
556-30-0868	/35//////87/	23.85	586-38-3228	/43///6////4/	16.67
557-30-6646	/44//17////6/	36.13	586-39-2654	/43///6////2/	11.91
557-47-7025	/43//////59/	72.52	586-46-9849	/43///6/////8/	10.29
558-15-7565	/43///9////1/	14.24	586-49-3517	/43///6////1/	13.09
558-26-5503	/43//////55A	5.66	587-17-4657	/43//////21/	16.52
585-10-5180	/43//////65/	128.5	612-39-4260	/42//////74A	40.0
585-29-8433	/43///////2/	4.34	611-19-3378	/42//49////1/	20.0
586-29-1994	/43///6/////3/	12.9	611-10-3799	/42//49////3/	23.48
612-49-4815	/42//49////2/	20.06			

Any owner of additional qualifying land may apply for inclusion in the New Airmont Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board must hold to review the District and any new applications. Applications for the addition of land to the New Airmont Agricultural and Forestal District shall be filed with the Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Airmont Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 5<sup>th</sup> Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

# REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW BLUEMONT AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Bluemont Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Sunny Ridge Road (Route 761) and Mountain Orchard Lane; west of Woodgrove Road (Route 719), Main Street (T719), and Yellow Schoolhouse Road (Route 831); on the east side and east of the boundary with Clarke County; and north of Forest Hill Lane and Austin Grove Road (Route 739), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Bluemont Agricultural and Forestal District, were notified by certified mail of the District review.

#### **Parcel Listings**

PIN#	Tax Map Number	Acres	PIN#	Tax Map Number	Acres
607-19-3278	/33///6/////3/	29.11	632-15-3482	/42/////19/	11.48
607-20-1841	/33///6////2/	25.42	632-19-1676	/42//25////4/	23.8
608-30-7527	/34/////11D	10.0	632-25-3045	/42//23////1B	6.16
608-38-3648	/33///1///10/	10.0	632-27-8113	/42//23////13B	36.87
608-49-0473	/33///6////4/	28.26	632-28-5185	/42//23////13C	28.66
609-15-9822	/33//23////1/	20.27	633-35-3536	/42//////30/	147.32
609-19-3976	/33///4////3/	13.32	633-36-3172-001	/42//////30A	6.14
609-20-6326	/33///4///16A	12.36	633-36-3172-002	/42//////30B	0.66
609-26-3592	/33//23////2/	20.27	633-39-0709	/42//////50/	20.66
609-26-8304	/33//////32A	17.17	633-45-7642	/42//////30C	0.56
609-27-1684	/33//////33/	40.0	633-45-9668	/42//////30E	3.25
609-27-9560	/33//////32/	5.5	633-46-1968	/42//////30F	1.7
609-27-9780	/33///4////B/	5.12	633-46-4499	/42//////30G	3.46
609-36-0289	/33//23////3/	24.55	633-46-6646	/42//////30H	16.83
609-45-5622	/33///2/////2/	9.9	633-46-7626	/42//////30D	2.7
609-46-6770	/33///2////1/	12.55	633-48-5762	/42//25/////3/	38.99
610-25-4022	/42//////////	16	647-20-1688	/33//////24A	30.69
610-35-3696	/33///9////WL/	36.38	647-40-8601	/33//////23/	10.0
610-39-7684	/33//11////1/	6.88	649-28-2628	/41//////79A	4.14
611-35-9973	/42//23////12C	10.61	649-28-9645	/41/////79B	12.26
629-19-8595	/33///2////4/	20.21	649-30-1508	/41//////79/	7.03
629-27-4326	/33/A/1///10/	9.98	649-38-9363	/41/////79C	5.16
629-30-2015	/33///2////5/	23.15	649-40-5211	/42//////30I	12.03
629-39-0615	/33/////18/	17.31	649-49-2802	/41/////42/	5.5
629-49-8704	/33/////15A	42.91	650-20-3019	/42//////58C	24.42
630-39-6056	/33//23////4/	146.88	650-25-2860	/41//////71/	30.0
630-49-9972	/33///2/////3/	7.81	650-35-3066	/41//////69/	22.25

631-17-9153	/42//23////14A	7.25	650-35-9812	/41//////70/	20.65
631-26-1943	/42///////3/	71.68	663-10-2948	/41//////74/	99.04
631-29-5042	/42//////2A	5.35	663-40-4127	/41/////68/	32.0
631-36-7108	/33//////25A	30.28	663-40-5577	/41/////67/	20.0
631-38-2491	/33//////25/	374.97	607-10-6961	/33///6////1/	29.37
631-45-3539	/33//////21/	10.0	608-27-2415	/33///1///18/	10.02

Any owner of additional qualifying land may apply for inclusion in the New Bluemont Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board must hold to review the District and any new applications. Applications for the addition of land to the New Bluemont Agricultural and Forestal District shall be filed with the Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Bluemont Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 5<sup>th</sup> Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

# REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW CATOCTIN NORTH AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Catoctin North Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally on the north and south sides, and north of Lovettsville Road (Route 672), on the east side and east of the Quarter Branch and Quarter Branch Road (Route 663), and on the southwest side and southwestward of the Potomac River, in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Catoctin North Agricultural and Forestal District, were notified by certified mail of the District review.

#### Parcel Listings

PIN#	Tax Map Number	Acres	PIN#	Tax Map Number	Acres
214-35-6019	//5////////////////////////////////////	465	255-47-2537	//4/////11B	12.06
216-03-9231	/11///3////B/	21.57	256-47-9766	/10//11////2/	10.21
254-17-0322	//4/////12A	15.48	294-19-4571	/10/////67D	10.03
254-17-8586	//4///8////15A	9.09	294-20-4114	/10//////67G	4.91
254-18-2213	//4///6////13B	8.67	294-29-4872	/10//////67B	26.93
254-27-8237	//4///8////15B	9.0	294-36-8406	/10//////5/	2.97
254-28-5435	//4///8////15C	19.21	294-37-8024	/10//////68/	52.84
254-29-2513	//5///////2/	8.7	294-39-0659	/10//////68F	10.0
254-37-7757	//4//////15/	29.01	295-49-4877	/10//////67E	18.0
254-38-4867	//4/////14/	19.12	294-48-8337	//4//////6B	15.08
255-27-0117	/10//43////1/	7.08	255-29-7023	/11//12////5A	18.4
255-27-1166	/10//43////2/	7.08	255-45-5970	//4///5////31/	8.76
255-36-5007	/10//////65B	6.0	294-18-8030	/10//////67C	10.1
255-36-5436	/10//////66C	13.37	294-27-1522	/10//21////2/	3.16
255-46-7350	//4//////9A	13.74	608-38-9415	/33///1////9/	10.0

Any owner of additional qualifying land may apply for inclusion in the New Catoctin North Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board must hold to review the District and any new applications. Applications for the addition of land to the New Catoctin North Agricultural and Forestal District shall be filed with the Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Catoctin North Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 5<sup>th</sup> Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

# REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW CATOCTIN SOUTH AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Catoctin South Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Lovettsville Road (Route 672), east of Berlin Turnpike (Route 287), Mountain Road (Route 690), and Charles Town Pike (Route 9), west of James Monroe Highway (Route 15), and north of Harry Byrd Highway (Route 7), in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Catoctin South Agricultural and Forestal District, were notified by certified mail of the District review.

#### **Parcel Listings**

PIN#	Tax Map Number	Acres	PIN#	Tax Map Number	Acres
175-16-8963	/11/////136C	21.84	303-28-5546	/28//25////A/	2.27
176-26-2763	/19///1////9/	10.0	303-36-360	/28/A/2////7/	1.52
176-45-0505	/19//18////1/	10.0	303-40-6724	/28///8////5/	10.45
176-45-6303	/19/////133/	29.89	303-45-3044	/28///////5/	36.56
176-46-7590	/19/////136B	16.65	303-45-8712	/28//////31/	13.12
176-47-1125	/19///1////4/	10.0	304-17-9374	/28//16////A/	14.56
176-47-6614	/19///1////5/	10.0	304-17-9721	/28//////19/	10.83
177-26-8595	/19/////112/	33.76	304-18-5133	/28//16////B/	14.63
177-28-4132	/19///5////2/	30.71	304-19-1950	/28//16////C/	14.45
177-28-8562	/19///5////4A	15.01	304-26-6508	/28//////23B	10.18
177-36-1918	/19/////114/	32.54	304-28-3694	/28//////23/	223.05
177-37-7111	/19///5////1/	15.0	304-45-2424	/28//////10/	25.55
177-38-1260	/19///5/////3/	24.89	304-45-5972	/28/////10A	20.02
180-18-8905	/30/A/2////6A	15.75	304-47-3640	/28//////25A	46.37
181-48-5474	/30/A/2////6B	6.0	304-48-4651	/28//////25/	29.24

218-16-5749	/11/////118B	8.36	305-17-7155	/38//////76/	47.11
218-17-8576	/11/////115/	20.6	305-25-2513	/38//29////C/	24.31
218-26-3250	/11/////108/	12.02	305-25-4666	/28///5////20/	11.94
218-26-9487	/11/////108B	0.52	305-27-2495	/28/////14A	3.12
218-27-2397	/11/////109/	6.52	305-28-1781	/28/////15/	53.2
218-27-6682	/11/////112A	0.35	305-30-2176	/38//////86/	13.88
218-27-9464	/11/////112/	5.96	305-35-2371	/28///5///15/	10.97
218-36-9343	/11/////110/	13.5	305-38-3098	/28//27////3/	57.47
218-38-6031	/11/////114/	6.55	305-39-2280	/28//27////2/	11.85
218-47-5801	/11/////57/	28.47	305-40-8918	/28//21///14/	22.84
219-16-6841	/19///3////3/	34.9	305-46-0547	/28/////18C	11.0
219-16-7588	/19//20////1/	40	305-47-2217	/28/////17A	5.37
219-25-1765	/19///3////1A	2.8	305-49-0567	/28//27////1/	10.16
219-25-7612	/19///3////3A	2.9	306-40-0213	/38//////79A	14.59
219-26-0152	/19///3////2/	19.4	306-40-3355	/38//////77B	8.16
219-27-4216	/19//////13/	29.77	306-40-4122	/38//////77C	7.07
219-28-9575	/19//13////1/	5.53	306-48-6798	/38//////76A	10.94
219-35-7575	/19/////11A	7.57	306-49-7263	/38//////77/	20.34
219-38-2703	/19/////15B	7.02	336-47-0945	/17//20////6/	10.76
220-36-2094	/19///3////4/	30.21	337-15-1672	/17//29///15/	12.36
220-37-9513	/19///4////9/	11.29	337-15-6465	/17//29///16/	10.55
220-47-5168	/19//20////2/	10.0	337-16-1129	/17//29///19/	10.63
221-10-1482	/19//////90/	8.58	337-16-3993	/17//29///17/	10.19
221-16-3840	/19//11///13/	25.67	337-16-7331	/17//29////20/	10.0
221-17-3382	/19//////70/	40.0	337-17-2996	/17//29///18/	10.14
221-18-6655	/19//////61/	32.35	337-17-3933	/17//29////21/	10.0
221-28-6195	/19//////58/	51.6	337-17-9064	/17//////43/	8.75
221-28-8921	/19//////60/	24.0	337-35-2828	/17///5////10/	10.0
222-15-3557	/19//11///20/	27.17	337-36-6021	/17///5////6/	13.18
222-16-0179	/19//11///21/	30.39	337-37-7089	/17//////48/	11.25
222-16-6198	/19//11////22/	21.48	338-15-3696	/17//13////5/	10.25
222-17-5327	/29///7////2/	28.92	338-16-9331	/17//13////1/	10.17
222-36-0843	/19//11///24/	22.68	338-35-1873	/17//29///11/	10.0
222-45-3154	/19//11///15A	22.83	338-35-8964	/17//29////12/	10.0
222-46-4356	/19//11///14/	32.3	338-36-5855	/17//29////13/	10.0
223-16-2434	/29///1////2/	28.07	338-37-2846	/17//29///14/	10.0
223-17-6820	/29///9////5/	9.53	338-45-1091	/17//29////7/	10.0
223-17-6961	/29///9////6/	2.73	338-45-1927	/17//29////10/	10.0
223-17-9141	/29///9////4/	1.87	338-45-8484	/17//29////22/	10.0
223-18-1061	/29///9////C/	1.41	338-45-8925	/17//29////23/	10.0
223-18-2835	/29///9////3/	2.24	338-46-6243	/17//29////24/	21.79
223-18-7241	/29///9////A/	12.71	338-47-2502	/17//29////26/	10.0
223-27-8312	/29///9////B/	19.92	338-47-4671	/17//29////25/	10.0
224-16-3094	/29///////6/	397.1	339-36-2453	/17//////36/	15.51
224-45-3600	/29//////33/	6.0	339-38-0420	/17/////39D1/	5.0
224-46-2478	/29///1////3/	34.07	339-45-8737	/17//37/////3/	3.0
225-15-4365	/29//10////38/	57.24	342-19-0713	/27//13////2/	9.21
225-16-6450	/29//10////39/	65.14	342-28-1559	/27/////16A	48.02
258-15-4292	/10//////33/	36.97	342-29-0786	/28///3////3/	10.0

258-16-0342	/10///1////5/	10.0	343-15-9953	/37///6////1/	30.96
258-16-5046	/10///1////4/	10.0	343-16-8839	/37/////100/	2.56
258-17-0425	/10///1////3/	13.71	343-17-2370	/37///4////7/	10.19
258-18-0755	/10//////35/	4.78	343-18-5819	/37///4////4/	10.23
258-19-6538	/11//////89/	17.97	343-26-4262	/27///9////1/	10.05
258-27-0704	/10///1////2/	10.72	343-26-7784	/27///9////2/	10.01
258-35-0892	/10//32////1/	9.98	343-35-1601	/37///6////4A	10.0
258-35-4696	/10//32////2/	9.98	343-35-5628	/27///9////3/	10.01
259-20-2792	/19///3////1/	13.76	343-37-5854	/27//27///4A1/	10.0
259-28-9160	/18//18////B/	32.9	343-40-1174	/28///5////2/	10.55
259-30-4193	/19//////6A	56.79	343-40-5838	/28///5///12/	10.62
259-36-9406	/18//18////A/	37.18	343-40-7777	/28///5////13B	14.85
259-37-6970	/18//18////D/	37.56	344-20-0266	/38///7////6/	12.45
259-48-9678	/18//18////C/	34.78	344-37-9499	/37//27////1/	17.4
259-49-7349	/19///////7A	20.2	344-46-7875	/37//12////1/	11.1
260-25-4610	/18/////18/	23.0	344-47-3242	/37//12////5/	10.84
261-18-6132	/19//11////2/	10.07	344-47-9172	/37///4////6/	10.01
261-18-6784	/19//11////1/	11.74	373-10-2350	/17//29////3/	10.0
261-28-4870	/19//22////A2/	10.0	373-18-7818	/17//29////1/	11.71
261-30-6905	/19//22////A1/	243.06	373-19-3949	/17//29////2/	10.0
261-49-0804	/19//////2A	10.0	373-20-8381	/17//38////2/	6.0
262-30-3755	/19//11///16A	48.46	373-28-2075	/17//////52/	24.25
262-40-1964	/19//11//10A1/	17.33	373-29-7370	/17//////52H	5.0
262-48-6367	/19//11////3A	20.12	373-48-4118	/17//31////1/	47.43
262-49-5364	/19//11////9A	14.97	374-17-4774	/17//35////2/	3.92
264-18-5754	/29//13////4/	7.31	374-17-5214	/17/////26A	12.0
264-25-2551	/28///7////5/	5.97	374-30-2576	/17//////32/	50.86
264-28-1124	/28//////41/	31.16	374-40-4990	/17//29/////6/	10.0
264-45-2988	/28///8////6/	10.64	374-49-3188	/17//29////4/	10.0
265-10-2944	/29//10///37/	55.0	374-49-8889	/17//29////5/	10.0
265-16-0259	/28//////21A	43.18	375-47-6347	/17//////26C	6.02
265-39-0918	/29//////15/	175.13	375-48-0386	/17//35////5/	6.3
265-45-7981	/28///7///13/	6.45	375-48-8219	/17//48////19/	15.4
265-47-0829	/29///4////2/	10.0	378-49-7170	/27/B/1////1/	5.57
265-47-4762	/29///4////3/	7.7	409-10-8065	/16//19///12/	15.89
265-48-3196	/29//13////2/	6.39	409-18-2398	/16//19////2/	10.0
266-10-6578	/29//10///52/	45.5	409-18-7038	/16//19////5/	10.0
267-27-3099	/38//////81A	24.88	409-19-2094	/16//19////7/	10.0
267-28-5542	/38//////82A	20.0	409-19-9930	/16//19////9/	10.46
267-30-4050	/29//10///54/	28.58	409-20-7552	/16//19////13/	10.34
297-20-6093	/10//////32/	139.6	409-29-1949	/16//19////8/	10.0
297-27-2207	/10//28////1/	10.0	409-29-9950	/16//19///11/	10.49
297-37-5127	/10///4////3/	10.0	409-39-2464	/17//23////9/	10.01
297-38-3286	/10///4////5/	10.0	409-39-9170	/17//23////12/	10.01
297-46-8723	/10//////27/	113.98	177-03-9285	/19///5////7E	25.1
298-35-8503	/18//////4/	8.08	177-47-8762	/19///2/////5/	25.36
298-38-2577	/18///1////5/	10.06	177-48-5973	/19///5////7D	10.0
300-17-3563	/18//////43/	129	219-38-0497	/19/////19E	14.3
300-25-9134	/18///7////4/	25.5	220-19-4655	/19//21////10E	11.75

300-37-9219	/18//////20A	45.37	220-29-0465	/19///4////D/	6.19
300-40-3839	/18/////18D	20	220-38-6309	/19///4////8/	10.03
300-46-0411	/18//////29/	237.74	220-39-1857	/19//////29/	7.2
300-48-1654	/18//////20/	55.62	221-20-3596	/19//////41D	11.19
301-17-5227	/28///1////2/	20.0	257-17-9024	/10//17////5A	9.45
302-10-6514	/28//////38C	12.0	264-25-2551	/28///7////5/	5.97
302-10-7749	/28//////38A	6.99	299-26-3293	/18///4////3/	10.0
302-27-1138	/28//////33/	18.92	307-27-7853	/38//34//69A2/	6.19
302-35-9580	/28///1////1A	11.34	307-28-0983	/38//////69A	5.79
302-46-0037	/28///1////1/	11.0	341-10-3295	/28//29////1/	144
302-46-9470	/28///1////3/	15.0	343-28-2600	/37///4////2/	11.0
303-26-5697	/28/A/2////6/	1.54	375-37-7792	/17//48////12/	21.33
303-27-2253	/28//////30B	18.79	409-19-9988	/16//19////10/	10.81

Any owner of additional qualifying land may apply for inclusion in the New Catoctin South Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board must hold to review the District and any new applications. Applications for the addition of land to the New Catoctin South Agricultural and Forestal District shall be filed with the Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Catoctin South Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 5<sup>th</sup> Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

# REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW EBENEZER AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Ebenezer Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 50 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Snickersville Turnpike (Route 734), on the east and west sides and east of Foggy Bottom Road (Route 626), Ridgeside Road (Route 765), Trappe Road (Route 619), and Greengarden Road (Route 719), on the northwest side and northwest of Unison Road (Route 630), and west of Woodtrail Road (Route 700), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Ebenezer Agricultural and Forestal District, were notified by certified mail of the District review.

#### **Parcel Listings**

PIN#	Tax Map Number	Acres	PIN#	Tax Map Number	Acres
590-15-2895	/55///6///9A1/	25.21	638-27-5395	/54//////26/	83.0
590-25-3187	/55///6///7A1/	31.8	638-40-2327	/54/////47/	123.97
591-16-5432	/55//16////5A	11.55	638-47-8743	/54//////29/	2.45
591-17-9014	/55//16////3/	8.6	651-10-3256	/53///8////1B	19.38
592-16-2635	/55//////15D	75.06	652-15-7192	/53///2////O/	5.0
614-15-4025	/54///8////15/	20	652-17-6747	/53//////43A	60.57
614-48-4938	/42//////98A	42.52	652-18-3895	/53///4////25A	40.48
615-25-7848	/54//////56A	10.0	652-19-5532	/53///4////26/	10.04
615-46-4519	/54//16////2/	104.5	652-20-5980	/53///4///17/	10.0
616-15-3983	/54/////47A	50.41	652-27-3784	/53///4////1/	11.01
616-49-1612	/54//////52/	27.54	652-27-8261	/53///4////2/	13.95
617-38-7180	/54/////41/	33.15	652-29-8099	/53///4////21/	11.98
617-47-2127	/54//////44/	48.82	652-30-0948	/53///4///19/	9.71
634-18-9165	/42///9////2/	10.09	652-40-3321	/53///4////20/	10.0
634-19-3114	/42///9////3/	10.0	652-45-8408	/53///3////5/	16.28
635-48-6765	/42///9////8/	10.08	653-27-9646	/53//////30D	32.5
635-49-7264	/42///9////4/	10.31	653-40-7019	/54//14////2/	48.0
636-26-7991	/54//12///2A1/	10.92	653-46-8381	/53///4////3/	14.59
636-38-9503	/54//////5/	180.71	653-47-6819	/53///4////9/	40.4
637-10-8064	/54/////48/	76.7	653-49-3820	/53///5////1/	20.06
637-45-6708	/54//////8C	10.59	654-10-7163	/54//////24/	69.0
638-25-3068	/54/////23A	0.21	655-39-9257	/70///5////2/	120.83
638-26-2153	/54//////25/	101.0	614-45-6107	/42//13////1/	6.05

Any owner of additional qualifying land may apply for inclusion in the New Ebenezer Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board must hold to review the District and any new applications. Applications for the addition of land to the New Ebenezer Agricultural and Forestal District shall be filed with the Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Ebenezer Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 5<sup>th</sup> Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

#### **ZOAM 2012-0001**

# AMENDMENTS TO ARTICLE IV OF THE LOUDOUN COUNTY ZONING ORDINANCE TO ADD "RECREATION ESTABLISHMENT, INDOOR" AND "HEALTH AND FITNESS CENTER" TO THE LIST OF PERMITTED USES IN THE PD-GI ZONING DISTRICT

(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution Of Intent to Amend adopted by the Board of Supervisors on July 19, 2011, as amended on February 1, 2012, the Planning Commission hereby gives notice of proposed text amendments to the <u>Revised 1993 Loudoun County Zoning Ordinance</u> ("<u>Zoning Ordinance</u>") in order to change the use "Health and fitness center" from a special exception use to a permitted use and add the use "Recreation establishment, indoor" as a permitted and special exception use the PD-GI (Planned Development-General Industry) zoning district. Such proposed amendments would:

- Amend Sections 4-603, *Permitted Uses*, and 4-604, *Special Exception Uses*, to reclassify the use "Health and fitness center" from a special exception use to a permitted use in the PD-GI zoning district.
- Amend Section 4-603, *Permitted Uses*, to add "Recreation establishment, indoor" as a permitted use in the PD-GI zoning district, provided that certain criteria are met, including, without limitation, requirements in regard to parking areas and pickup and delivery zones.
- Amend Section 4-604, *Special Exception Uses*, to add "Recreation establishment, indoor" as a special exception use in the PD-GI zoning district, when such use does not meet certain criteria, including, without limitation requirements in regard to parking areas and pickup and delivery zones.
- Amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

## SPEX 2010-0035 HOWL OF A GOOD TIME

(Special Exception)

Patrick Hagerty of Leesburg, Virginia, has submitted an application for a special exception to permit an Outdoor Kennel in the AR-1 (Agricultural Rural-1) zoning district. The property is adjacent to the Hillbrook Agricultural and Forestal District. This application is subject to the Revised 1993 Zoning Ordinance and the proposed Outdoor Kennel use is listed as a Special Exception use under Table 2-102 of Section 2-102, subject to the Additional Regulations set forth in Section 5-606. The modification of the Additional Regulations applicable to the proposed use is authorized by minor special

exception under Section 5-600, Additional Regulations for Specific Uses, pursuant to which the Applicant requests the following modifications: (1) Section 5-606(C)(1), Location on Site/Dimensional Standards, in order to reduce the minimum setback from a lot line for an outdoor kennel from 100 feet to 0 feet; and (2) Section 5-606(C)(3)(a), Landscaping/Buffering/Screening, and Section 5-653(A), Landscaping Standards for Specific Uses, in order to reduce the required minimum width of the area within a setback or yard adjacent to certain sized lots that shall be landscaped and screened from 50 feet to 0 feet, and modify the requirement that such area be landscaped and screened with solid fencing and/or landscaped area that provides year-round screening and is equivalent to a Type 3 Buffer Yard to 25 Leyland Cypress per 100 lineal feet of property line with a three board fence (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors). The subject property is approximately 2.05 acres in size and is located east of Granite Falls Lane, on the north side of Harmony Church Road (Route 704), and west of Woodburn Road (Route 769), at 18904 and 18908 Harmony Church Road, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /46///////57A (PIN# 350-47-3920). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)), which designate this area for rural economy uses and limited residential development.

# ZRTD 2011-0009 STERLING PARK BUSINESS CENTER LOT 5

(Zoning Conversion in the Route 28 Tax District)

First Potomac Management, LLC, of Bethesda, Maryland, has submitted an application to rezone approximately 4.01 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is located on the east side of Davis Drive (Route 868), west of the W&OD Trail, and north of South Sterling Boulevard (Route 846), at 22446 Davis Drive, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /94//22/////5/ (PIN# 033-47-2771). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Policy Area) which designate this area for Route 28 Business uses and which recommend an FAR of 0.4 to 1.0.

### ZCPA 2008-0009 RIVERSIDE OFFICE PARK

(Zoning Concept Plan Amendment)

Buckeye N, LLLP, of Frederick, Maryland; Washington Real Estate Investment Trust of Rockville, Maryland; Loudoun Healthcare, Inc. Sub-Trustee of Leesburg, Virginia; Inova Health Care Services of Falls Church, Virginia; and Loudoun Medical LLC #2 of Rockville, Maryland have submitted an application to amend the concept plan and proffers (with Exhibit 24) approved with ZMAP 2003-0006, ZCPA 2003-0003, and SPEX 2003-0011, Lansdowne Village Greens, in order to: 1) decrease the maximum permitted Floor Area Ratio (FAR) for office development within Land Bay N-3 from 0.79 to 0.46; 2) eliminate the FAR averaging between Land Bays N3 and P1; 3) revise the approved Concept Development Plan; and 4) delete development phasing, with no resulting change in density in the PD-OP (Planned Development-Office Park) zoning district. This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 66.6 acres in size and is located in the southwest and southeast quadrants of the intersection of Lansdowne Boulevard (Route 2400) and Riverside Parkway (Route 1052) in the Ashburn Election District. The subject property is more particularly described as follows:

### Land Bay N3

TAX MAP NUMBER	PIN#	ADDRESS
/62//64///PH4	082-18-2260	19500 Sandridge Way, Leesburg, Virginia
/62//64///PH5	082-18-3427	N/A
/62//64///PH6	082-18-0919	N/A
/62//64///PH7	082-27-9685	N/A
/62//64//SWCE/	082-17-7969	N/A
/62//64//PHCE/	082-28-3383	N/A

#### Land Bay P1

TAX MAP NUMBER	PIN#	ADDRESS
/62///2////2/	082-19-1967-000	44045, 44061 Riverside Parkway, Leesburg,
		Virginia
/62///2////2A	082-19-1967-001	44055 Riverside Parkway, Leesburg, Virginia
/62///2/	082-19-1967-002	44035 Riverside Parkway, Leesburg, Virginia

The area is governed by the policies of the <u>Revised General Plan</u> (Suburban Policy Area (Ashburn Community)) which designate this area for Keynote Employment uses and which recommend an FAR up to 1.0.

### CPAM 2012-0001 NORTHSTAR BOULEVARD/BELMONT RIDGE ROAD

(Comprehensive Plan Amendment)

#### This item will not be discussed before 7:00PM.

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County 2010 Countywide Transportation Plan (adopted June 15, 2010, amended through January 19, 2011) in order to amend certain text and maps applicable to a segment of Northstar Boulevard (Route 659 Relocated) located within the Transition Policy Area and a segment of Belmont Ridge Road (Route 659) located within the Ashburn Community of the Suburban Policy Area. The proposed amendments would:

- Revise text in Chapter 2, *County Road Network, Transition Policy Area Roads*, in order to increase the planned ultimate condition of the subject segment of Northstar Boulevard from 2 lanes (two-lane rural section) to 6 lanes (six-lane median divided facility) and revise Figure 2-1a (Dulles South Area) to show the planned ultimate condition of the subject segment of Northstar Boulevard as an urban six-lane median divided facility (U6M).
- Revise text in Chapter 2, County Road Network, Suburban Policy Area Roads, Ashburn Community, in order to increase the planned ultimate condition of the subject segment of Belmont Ridge Road from 4 lanes to 6 lanes, clarify the subject segment of Belmont Ridge Road's interim 4 lane condition (four-lane divided), clarify funding sources for widening the subject segment of Belmont Ridge Road to 4 lanes, and revise Figures 2-1a, 2-1b, and 2-1c (Dulles South, Eastern Loudoun, and Leesburg Areas, respectively to show the planned ultimate condition of the subject segment of Belmont Ridge Road as 6 lanes.
- Revise policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in regard to Northstar Boulevard (Route 659 Relocated) to increase the ultimate condition of the segment of Northstar Boulevard located from Route 620 (Braddock Road) south to the Prince William County line from 2 lanes (two lane undivided rural arterial within a 70-foot wide right-of-way) to 6 lanes (urban six-lane median divided section with curb and gutter within a 150-foot right-of-way).
- Revise policies in Appendix 1, Planning Guidelines for Major Roadways Countywide, in regard to Belmont Ridge

Road (Route 659) to increase the ultimate condition of the segment of Belmont Ridge Road located between Route 7 (Harry Byrd Highway) and Route 645 (Croson Lane) from 4 lanes (four lane median divided urban arterial within a 150-foot wide right-of-way) to 6 lanes (urban six-lane median divided section with curb and gutter).

- Revise text in Appendix 2, *Corridor Adequacy Analysis*, for "K. Corridor 11 659/659 Relocated (Northstar Boulevard)" to delete text referencing corridor adequacy in regard to CPAM 2010-0001, Belmont Ridge Road, and revise Figure A2-4a, *Revised CTP Network East*, and Figure A2-4b, *Revised CTP Network Southwest*, in regard to the 2030 Level of Service for Northstar Boulevard.
- Revise Appendix 3, *Improvement Priorities*, for "H. Route 659 Corridor (Route 659 and Northstar Blvd)" to add the expansion of the segment of Belmont Ridge Road located between Route 645 and Route 7 from 4 lanes to 6 lanes as a long-term project.
- Revise the *Revised 2030 Countywide Transportation Plan Map* to depict the ultimate condition of the 150-foot wide right-of-way for the segment of Route 659 (Belmont Ridge Road) located between Route 7 (Harry Byrd Highway) and Route 659 Relocated (Northstar Boulevard) as 6 lanes, and the 150-foot wide right-of-way for the segment of Route 659 Relocated (Northstar Boulevard) located between Route 620 (Braddock Road) and the Prince William County Line as 6 lanes.
- Revise such other sections of the <u>2010 Countywide Transportation Plan</u> as necessary to implement and maintain consistency with the proposed amendments.

Although not subject to consideration by the Planning Commission or public hearing comment, updates to Chapter 2, *County Road Network*, Figures 2-1a, 2-1b, 2-1c, and 2-1g; Appendix 1, *Planning Guidelines for Major Roadways Countywide*; and the *Revised 2030 Countywide Transportation Plan Map*, that reflect changes that occurred through previously approved CPAMs, land development applications, or VDOT route renumbering, will be addressed concurrently with CPAM 2012-0001.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at <a href="www.loudoun.gov/lola">www.loudoun.gov/lola</a>. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at <a href="www.loudoun.gov/pc">www.loudoun.gov/pc</a>. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3'd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at <a href="www.loudoun.gov/pc">www.loudoun.gov/pc</a>. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.